

## WARRANTY DEED

THIS INDENTURE, made and entered into this 2nd day of July, 1998, by and between Gene T. Poole, Jr. and wife, Patricia A. Poole, d/b/a Poole Homebuilders party of the first part, and Michael Finney and A. Marie Finney, husband and wife party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Hernando, County of DeSoto, State of Mississippi:

Lot 4B, Lester Subdivision, Second Revision, situated in Section 3, Township 3 South, Range 7 West, as shown on plat of record in Plat Book 56, Page 27, in the Chancery's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor(s) herein as shown in Warranty Deed of record in Book 327, Page 68 in said Clerk's Office.

Parcel No. 3072-0300.0-00013.13

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered,

except for subdivision restrictions, building lines and easements of record as shown in Plat Book 56, Page 27, Road Right of Way Easement, all in said Clerk's Office, and except for 1998 DeSoto County taxes not yet due and payable.

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

*Gene T. Poole, Jr.*  
Gene T. Poole, Jr.

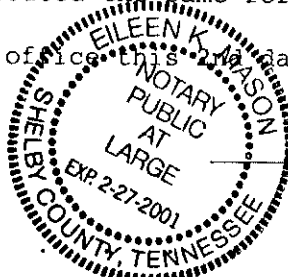
*Patricia A. Poole*  
Patricia A. Poole

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Gene T. Poole, Jr. and wife, Patricia A. Poole, d/b/a Poole Homebuilders to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 2nd day of July 1998.

My commission expires:



*Eileen K. Mason*  
Notary Public

STATE MS.-DE SOTO CO.,  
FILED

JUL 21 1 24 PM '98

BK 336 PG 753  
W.E. DAVIS CH. CLK.

Property address 588 Getwell Road  
Hernando, MS 38632

Grantor's Address 1860 Windy Lane  
Southaven, MS 38671  
Phone No. 901-349-0597  
Phone No. NA

Grantee's Address 588 Getwell Road  
Hernando, MS 38632  
Phone No. 901-365-4857  
Phone No. NA

Mail tax bills to, (Person or Agency responsible  
for payment of taxes)

American National Mortgage, Inc.  
8221 Macon Road  
Cordova, TN 38018

This instrument prepared by:

Southern Trust Title Company  
7515 Corporate Centre Drive  
Germantown, TN 38138

State tax \_\_\_\_\_ \$ \_\_\_\_\_

Register's fee \_\_\_\_\_ .50

Recording fee \_\_\_\_\_ 6.00

Total \_\_\_\_\_

T.G. # 396340/Lawyers Title

Return to: Southern Trust Title Company  
7515 Corporate Centre Drive  
Germantown, TN 38138  
901-754-2080

(FOR RECORDING DATA ONLY)